



MINUTES

**FORT MYERS BEACH TOWN COUNCIL
TOWN HALL – COUNCIL CHAMBERS
2523 ESTERO BOULEVARD
FORT MYERS BEACH, FLORIDA 33931**

WORKSESSION

**Monday September 20, 2010
9:00 A.M.**

I. CALL TO ORDER

Mayor Kiker called the meeting to order at 9:02 a.m. Present with Mayor Kiker, Vice Mayor Raymond, Council members List, Babcock and Mandel along with Town Manager Stewart and Town Clerk Michelle Mayher.

II. PLEDGE OF ALLEGIANCE

All present participated in the Pledge of Allegiance.

III. REVIEW OF BEACH NOURISHMENT FUNDS

Town Manager Stewart stated the account had accrued approximately \$1.25 million with \$110,000 needed for the Town's portion of the Town's beach renourishment. Council had provided the Town Manager with their suggestions on how the funds should be used.

Mayor Kiker indicated he was against the process of listing uses for the funds along with justifications and felt the funds should be leveraged to be used as business plans become available.

Council member Babcock discussed the possibility of setting aside funds for 3 year capital improvement projects for things the Town needed. Council member Babcock would not discount setting aside the funds in a reserve, feeling the process being discussed was just a beginning.

Council member Mandel continued the discussion by reviewing the items on his list as well as voicing his desire to begin financial planning for the Town.

Vice Mayor Raymond wanted to see additional funds in the beach nourishment fund in case of over runs, as well as funds for beach nourishment technology, Laguna Shores funds, Mound House, Town Hall Search, Water Utility Funding, and a portion for unrestricted reserves.

Council member List wanted to see a 5% bonus for staff, Laguna Shores funds, HPB and leadership boards funding, canal dredging funds, Bay Oaks for a van and additional instructor, Beach Stewardship Fund followed by Mound House funds.

Council continued their discussion regarding the issues presented, how to prioritize them, how to handle the funds and the principals to follow.

Town Manager Stewart cautioned Council on how they utilized capital dollars reminding Council that for some projects it would require recurring funds so additional revenue sources would need to be found.

Town Manager Stewart advised Council to be careful about building a bank account without a project on the horizon would not be in the public's trust. Mr. Stewart continued by discussing assets, leverage and long term expensive projects.

Recess: 10:22 AM

Reconvene: 10:42 AM

Councilmember Babcock reviewed the list of items he condensed from what had been brought forth so far in the meeting. Council worked through dealing with 3 different lists of issues and how to condense them with regard to capital improvement projects, time frames and making sure they were shown on agenda management.

Town Clerk Michelle Mayher distributed a CIP list from LPA to Council.

Council agreed Short Term Rental, Parks and Recreation as well as a 5% bonus for staff would be added for discussion.

Council then began a discussion regarding the following days Tax Day Seminar to be held in Council Chambers.

Town Manager Stewart again reminded Council that there were limits to staff and dollars and how many projects could be addressed and completed.

Council began to address the list provided by Councilmember Mandel as far as scheduling topics per month.

September

- Status of Seafarers
- 2011 Budget

October

- Rental Program
- Enterprise Organization Water Utility
- Utility Bond Funding
- CIP

November

- Comparison of taxes with other Fl. communities
- Continuation of Utility Bonding
- Payments in lieu of taxes
- 2010 Budget Review/ Final Report
- 2012 Budget Start

December

- TDC Funding Request
- Group Municipal Purchasing
- Mound House
- Dredging
- Estero Blvd. Short Term/Long Term
- Possibility of 5% Staff Bonus

January

- RFP Proposals
- Review of Legal Expenses
- Water Utility Rates re: Bonding Requirements

February

- Rental Fees for Town Property
- Parking Fees
- Revenue Sources
- Quarterly Review of 2011 Budget

March

- Health Care Costs and Retirement
- Water Utility
- First Draft of 2012 Budget

April

- Bay Oaks/Operational Results/Rates/Grants

May

- Second Quarter Budget Review
- Water Utility Rate Review
- Review of Florida League of Municipal Compensation
- 2012 Budget Process

June, July, August, September – Budget Reviews for 2012

Councilmember Babcock asked for information/due date on Lee Tran Interlocal Agreement.

Recess: 12:10 PM Reconvene: 12:20 PM

Mayor Kiker stated he had talked to all Commissioners except for Tammy Hall regarding Seafarer's property. Council reviewed drawings from the County showing what was planned by the County to make the property safe.

Mayor Kiker continued by discussing the Seafarer's building and went on to encourage Council to think about what they would like to see happen to the property and whether they were interested in purchasing it from the County.

Conversation progressed to needed changes to Estero Boulevard and the discussions Mayor Kiker had with the Commissioners regarding the topic. Mayor Kiker noted he had talked with residents John Pohland and Tom Myers about taking a look at Estero Boulevard and possible changes that could be made.

Council member Babcock indicated there were 3 issues; for the Town to buy it or not, to knock it down or salvage the building and who ever would knock it down what the temporary usage would be until long range plans could be set.

Council member Babcock stated he had no interest in the Town purchasing the building since he felt the Town was to provide services and he could not see a service the Town could provide with the property. Council member Mandel questioned the possibility of buying the building, tearing it down, constructing a roundabout, covering it with a parking structure to make money for the Town. Vice Mayor Raymond could not see the Town buying the property, nor would he want a parking garage put on the property as he did not want to see anything that would bring more traffic to the area. Councilmember List did not feel it was a good idea to purchase the property and did not feel the Town was in a good position to be involved in owning the property. Mayor Kiker felt there needed to be an analysis done on the property and felt it would be a good investment even if the Town just turned it around and sold it. Mayor Kiker stated that providing parking was a service and felt it was time to ask the County to turn over the parks to the Town. Council member List then stated she would be willing to remain in the middle position pending additional information with a thorough picture of dollars and cents.

Town Manager Stewart noted if the building remained, the Town would more than likely lose any chance of a trolley pull off as well as a crossover for pedestrians. Mr. Stewart indicated it was also possible for the property to be turned over and deeded to the Town, asking if the County would consider that possibility.

Council member Babcock stated he would not support telling the County they would be interested in taking the property until there was a complete business plan to review.

Council member Mandel offered to bring back a plan with possibilities for the property if the Town were to own it.

Council continued discussion on the possibilities for the property, issues with the LDC, a need for a CPD and whether the Town could acquire the property with TDC funds that would not need to be paid back.

Mayor Kiker stated Council had 30 days to put together a position for the Town regarding the property and then move forward with it.

ADJOURNMENT

Meeting Adjourned at 1:15 PM

Adopted 10/18/10 With/Without changes. Motion by List / Babcock

Vote: 5-0


Michelle D. Mayher, Town Clerk

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